

# PATHWAY TO PURCHASE IS BACK!



Successful down payment assistance program is available again to Tucson-area homebuyers

## 2021 PATHWAY TO PURCHASE PROGRAM (P2P) DETAILS



30-year, fixed-rate Freddie Mac HFA Advantage mortgage for the purchase of an owner-occupied, primary residence in target ZIP code areas\*



Down payment assistance second mortgage equal to 10% of the purchase price up to a maximum of \$20,000 (The second mortgage is a five-year forgivable lien against the subject property at a 0% interest rate and no required monthly payments.)



Home must be an existing, previously occupied property (manufactured homes & new construction [including spec homes] are not allowed)



Borrower(s) income not to exceed \$54,720



Purchase price not to exceed \$439,860



Minimum credit score: 640



Each borrower must complete a homebuyer education course before closing. The borrower may choose any HUD-approved housing counseling agency and must receive a certificate of completion



Homebuyers must apply for the 2021 P2P Program with a participating lender. A list of participating lenders can be found at [www.pimatucsonhome.org](http://www.pimatucsonhome.org)

\*Zip code areas in Tucson, South Tucson, Green Valley, Sahuarita, and Vail

85614  
85629  
85641

85706  
85710  
85711

85712  
85713  
85730

85746  
85747

For more information and help finding a lender, please contact: **Karen Valdez** | [kvaldez@bdfc.com](mailto:kvaldez@bdfc.com) | 520.882.5591, ext. 126

The 2021 P2P Down Payment Assistance Program is:

- made possible by the Industrial Development Authorities of the City of Tucson and County of Pima in agreement with the Arizona Department of Housing (ADOH).
- funded by ADOH, not the lender.
- available on a first-come, first-serve basis.





FOR IMMEDIATE RELEASE  
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Contact: Karen Valdez  
520.882.5591, ext. 126  
[kvaldez@bdfc.com](mailto:kvaldez@bdfc.com)

## Tucson, Pima County Industrial Development Authorities bring back Pathway to Purchase Program

*Down payment assistance equals 10% of home's purchase price*

The **Industrial Development Authorities of the City of Tucson and the County of Pima**, in partnership with the **Arizona Department of Housing**, have brought back the successful **Pathway to Purchase (P2P) Program**, which helped hundreds of individuals and families purchase homes in the Tucson area in 2016-18.

Under the program, qualifying homebuyers can receive **down payment assistance equal to 10% of the purchase price**, up to \$20,000, when they obtain a 30-year, fixed rate mortgage for an owner-occupied, primary residence in target ZIP code areas in Tucson, South Tucson, Green Valley, Sahuarita, and Vail.

### **ZIP code areas**

[85614](#) [85629](#) [85641](#) [85706](#) [85710](#) [85711](#) [85712](#) [85713](#) [85730](#) [85746](#) [85747](#)

The home must be an existing, previously occupied property (manufactured homes and new construction [including spec homes] are not allowed). **The purchase price may not exceed \$439,860.**

**Borrower's income may not exceed \$54,720**, and the borrower must have a minimum credit score of 640. Each borrower must complete a homebuyer education course before closing.

The P2P Down Payment Assistance Program is funded by the Arizona Department of Housing, not lenders. The program is available on a first-come, first-served basis.

"The City appreciates its ability to partner with the Arizona Department of Housing in the deployment of the United States Treasury's Hardest Hit Funds," said Mayor Regina Romero. "Home ownership is so important to a family's financial well-being and this program provides that much needed down payment assistance."

For more information and help finding a participating lender  
**please email Karen Valdez at [kvaldez@bdfc.com](mailto:kvaldez@bdfc.com)**

In addition to the Tucson/Pima P2P Program, the Pima Tucson Homebuyer's Solution is another successful joint effort of the Tucson and Pima IDAs to assist local homebuyers with down payment and/or closing cost assistance. The joint P2P and PTHS Programs are an example of the coordinated effort to help potential homebuyers in Tucson and Pima County. Revenues generated by these Tucson and Pima IDA programs stay in Pima County to benefit our community. For more information on this program, go to [PimaTucsonhome.org/homebuyers](http://PimaTucsonhome.org/homebuyers) The Tucson and Pima County IDAs are Pima County's local nonprofit corporations designated as political subdivisions of the State of Arizona, authorized to, among other things, assist with affordable housing programs.